

Mail Tax notice to:  
Grantee  
1171 West Gordon Avenue  
Layton, UT 84041  
MNT File No.: MA12009  
Tax ID No.: 10-067-0117

## WARRANTY DEED

Vince Coleman and Shanna Coleman

**GRANTOR** of Layton, State of Utah, hereby CONVEYS and WARRANTS TO:

Corbin Drysdale, A Single Man

**GRANTEE** of 1171 West Gordon Avenue, Layton, UT 84041 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of Utah:

Beginning at a point which is South 0°11'20" West 33.00 feet along the section line and North 89°54'50" East parallel to the North line of Section 20, 115.50 feet from the Northwest corner, Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running thence North 89°54'50" East 82.50 feet; thence South 0°11'20" West 118.50 feet; thence South 89°54'50" West 82.50 feet; thence North 0°11'20" East 118.50 feet to the point of beginning.

Less and excepting therefrom the following: Beginning at a point South 0°05'10" West 33.00 feet (Deed South) and North 89°54'50" East parallel to the section line 115.50 feet (Deed East) from the Northwest corner of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 89°54'50" East 82.50 feet; thence South 0°11'20" West 9.00 feet to the South right of way line of a 75 foot wide street; thence following said right of way line South 89°54'50" West 82.50 feet; thence leaving said right of way North 0°11'20" East 9.00 feet to the point of beginning.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), 22nd day of February, 2021.

  
\_\_\_\_\_  
Vince Coleman

  
\_\_\_\_\_  
Shanna Coleman

State of Utah County of Davis )ss:

On this date, February 22, 2021, personally appeared before me Vince Coleman and Shanna Coleman, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

  
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Notary Public

